

**Housing & Economic
Development Committee Meeting**
Tuesday, September 15, 2026 at 5:30 PM



MEMBERS
Councilor Pious Ali, Chair
Councilor Regina Phillips
Councilor Kate Sykes
Councilor Sarah Michniewicz

To submit written public comment on an agenda item, email edd@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Housing & Economic Development meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

REMOTE ACCESS INFORMATION

The Housing & Economic Development Committee will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

<https://portlandmaine-gov.zoom.us/j/83329598115?pwd=QnfQQHnN8dDEDPPXS55htOhMV8zKPz.1>

1. Review and vote to approve meeting Minutes from the July 21, 2026, meeting.

- a. See attached draft Meeting Minutes from July 21, 2026

2. Review and vote to recommend to the City Council approval for an additional funding request from the Jill C. Duson Housing Trust Fund regarding Lambert Woods North; public comment invited - Mary Davis, Housing and Community Development Director, and Heidi McCarthy, Housing Program Manager. Pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A, the Committee may go into executive session to discuss the request.

This action item introduces a request for a loan from the Jill C. Duson Housing Trust Fund to support Lambert Woods North, a 72-unit affordable housing development located at 622 Auburn Street/2274 Washington Avenue. The requested funding addresses a critical budget gap resulting from federal energy tax credit adjustments and essential project design changes required by MaineHousing. The Housing and Economic Development Committee previously reviewed and approved an initial \$360,000 funding request for this project in Oct 2025. Public comment will be taken prior to formal Committee action on the staff recommendation to approve partial funding in the amount of \$375,000.

- a. See attached Memorandum
- b. See attached Preservation of Affordable Housing (POAH) memo dated June 16, 2026

3. Review and vote to recommend to the City Council approval of a proposed amendment to the Portland Housing Authority (PHA) Cumberland Housing

Affordable Housing Tax Increment Financing (AHTIF) District; public comment invited - Heidi McCarthy, Housing Program Manager

This action item introduces a request from the Portland Housing Development Corporation for amendments to the Cumberland and Boyd Housing AHTIF District. This item directly aligns with the City Council Goal to "Accelerate Housing Production and Strengthen Affordability Protections" by helping secure 81 designated affordable homes. Public comment will be taken prior to formal Committee action. There is no additional fiscal impact to the City, and the established 30-year term remains unchanged.

- a. See attached Memorandum
- b. See attached Cumberland Housing amended Credit Enhancement Agreement
- c. See attached Housing amended Declaration of Covenants
- d. See attached Cumberland Housing amended Development Program
- e. See attached Housing amended Narrative

4. Review and vote to recommend to the City Council approval of the CDBG Priority Setting Task Force Final Report; public comment invited - Mary Davis, Housing and Community Development Director and Laken Chapin , CDBG Program Manager

This action item requests that the HEDC review the proposed revisions to the City of Portland's Community Development Block Grant (CDBG) Program's Community Development Needs, Goals, & Priorities and the Allocation Process. The proposed changes, developed by the CDBG Priority Setting Taskforce, serve as a guiding framework for the 2027-2031 HUD 5-Year Consolidated Plan required to secure Federal funding for community needs, infrastructure, and affordable housing. Public comment will be taken prior to formal Committee action to recommend adopting the Task Force recommendations and policy needs. If approved, these updates will guide the allocation of community funding, which in fiscal year 2026 totaled over \$2.7 million across CDBG, HOME, and ESG grants.

- a. See attached Memorandum
- b. See attached Proposed Needs-Goals-Priorities Table
- c. See attached Proposed Scoring Rubric
- d. See attached CDBG Priority Setting Taskforce Final Report

5. Discussion and provide guidance to staff regarding an Entertainment Venue Licensing and Entertainment Sector Benefit Agreement Ordinance - Michael Goldman, Corporation Counsel

Order 107-25/26 passed by the City Council on January 5, 2026, requires entertainment sector benefit agreements for large capacity venues. That ordinance requires the City Council to adopt another ordinance establishing an entertainment sector trust fund. Staff are seeking the Committee's preliminary guidance on the content of the entertainment sector trust fund ordinance.

- a. See attached Ordinance for Reference
- b. See attached Memorandum from Councilor Michniewicz

6. Second workshop regarding policies to improve public support for the arts; no formal action will be taken - Dena Libner, Assistant City Manager

This discussion-only item provides an overview of how the City currently supports the creative economy through direct funding, public art initiatives, and grants, alongside comparative municipal models to contextualize future policy discussions. This item directly advances the City Council's 2026 Common Goal to "Strengthen Economic Vitality and Support Local Businesses" by considering policies to enhance public support for the arts. The Housing & Economic Development Committee previously reviewed this topic on July 21, 2026.

- a. See attached Memorandum
- b. See Attachment A - Celebrating Community: A Culture Plan for Portland, Maine (1998, Creative Portland)
- c. See Attachment B - Culture Plan Update of 2018: A Living Plan (2018, Creative Portland)

Next Meeting Date: October 6, 2026